



KDS

CONSTRUCTIONS

YOUR DREAM HIDEAWAY IN GOA

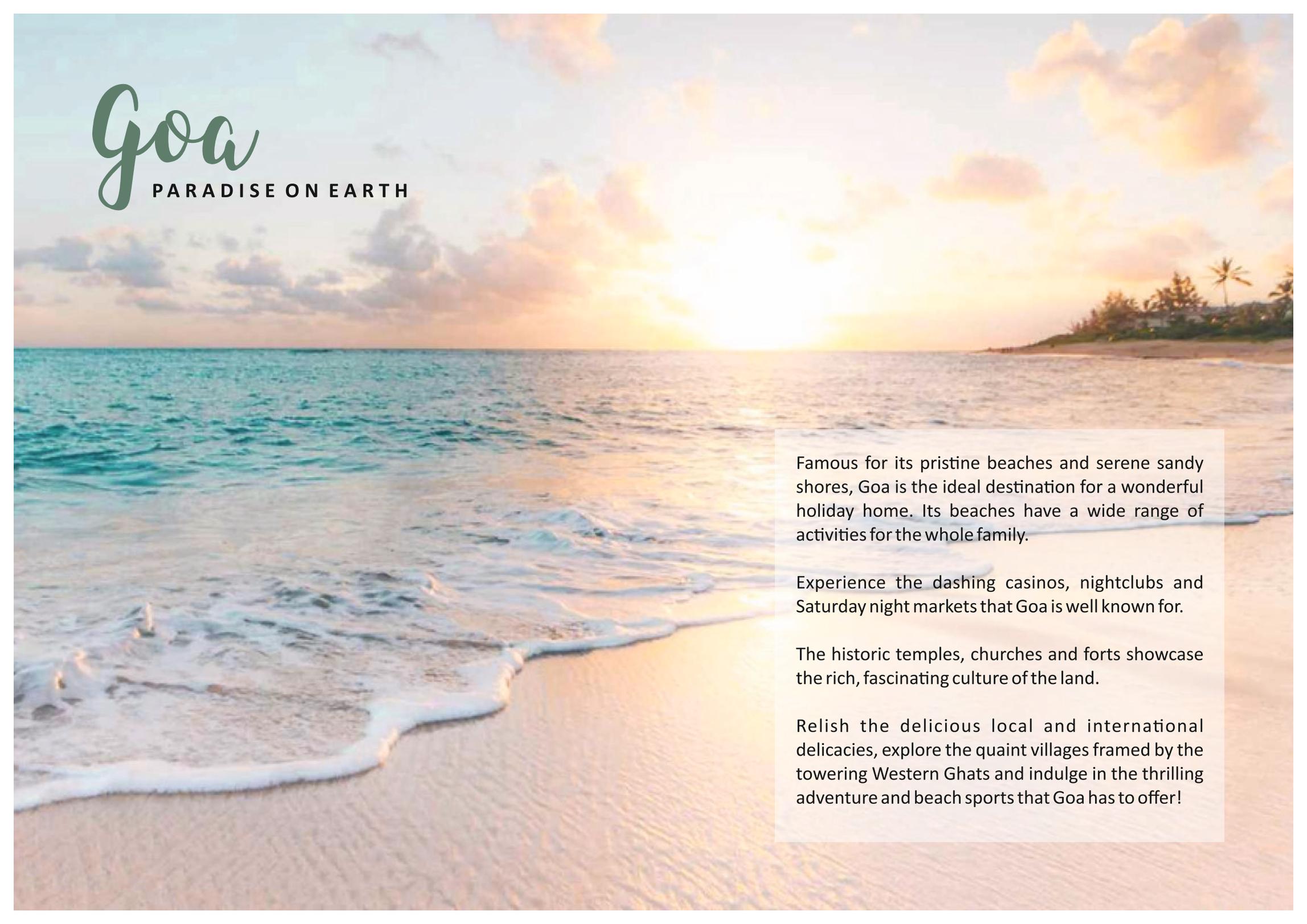
Belle Vue

SANGOLDA - GOA

A PROJECT BY



RERA Number : PRGO02221560



Goa

PARADISE ON EARTH

Famous for its pristine beaches and serene sandy shores, Goa is the ideal destination for a wonderful holiday home. Its beaches have a wide range of activities for the whole family.

Experience the dashing casinos, nightclubs and Saturday night markets that Goa is well known for.

The historic temples, churches and forts showcase the rich, fascinating culture of the land.

Relish the delicious local and international delicacies, explore the quaint villages framed by the towering Western Ghats and indulge in the thrilling adventure and beach sports that Goa has to offer!



- KDS Constructions, a trusted name in construction, is proud to introduce their latest venture, "BELLE VUE" at Sangolda - Goa
- The scheme presents 6 bespoke villas, set amidst coconut groves and offering panoramic views of lush green fields.
- Ideally located at the centrally placed village of Sangolda, Saligao North Goa, the homes are surrounded by all the popular hot spots and beaches all within an 8 km radius from the scheme.

A gated complex with state of the art amenities,
the villas exude understated luxury and quaint serenity.



Special emphasis has also been given to privacy with each villa provided with an independent entry, with a well manicured private garden area and private pool.

3 BHK



Its high aesthetic value and sense of style makes every villa at Belle Vue exude its distinctness vis a vis its familiarity and reflects the taste of its residents.

4 BHK



3 BHK



4 BHK



A modern, multi-story villa with a swimming pool and a gazebo at night. The villa is illuminated with warm lights, and the pool is lit with blue lights. The gazebo is also lit, and the surrounding area is a well-maintained lawn with palm trees in the background.

Designed in the Goan – Portuguese style of architecture, the villas look quaint with a quiet, bucolic aura, and blend in with their natural surroundings.

The villas are the perfect blend of old world charm and modern day elegance.



Families will enjoy the recreational facilities, children will enjoy running around, and your every day will feel like a vacation

SCHEME LAYOUT

A secure gated community of just 6 bespoke individual villas amidst lush greenery. The project consists of four 3 BHK villas and two 4 BHK villas with its private car park, plush entry, spacious bedrooms, private pool with deck area and an outdoor cabana along with a landscaped garden area. The top level terrace with pergola offers plush semi covered lounge spaces for parties and glass railings ensure uninterrupted panoramic views of the surrounding green paddy fields as you unwind and enjoy the mesmeric Goan sunsets.





Villa 1 & 6

GROUND FLOOR PLAN

Foyer	4'-5" X 5'-11"
Living room	19'-9" X 20'-1" 7'-8" X 12'-8"
Dining	14'-3" X 13'-9"
Powder room	5'-1" x 7'-0"
Kitchen	11'-10" x 15'-10"
Utility	7'-5" x 5'-6"
Servant's room	6'-11" x 10'-3"
Servant's toilet	3'-11" x 6'-1"
Deck wood Area	5'-11" X 20'-11"
Pool	10'-3"X16'-8" 7'-9"X14'-6"
Lift	5'-5"X5'-5"



Villa 1 & 6

FIRST FLOOR PLAN

Family Room	19'-9" X 7'-6"
Passage	5'-9" X 13'-2"
Master Bedroom - 2	213'-2" X 15'-11"
Toilet - 2	13'-6" X 7'-3"
Bedroom - 1	11'-2" X 17'-5"
Toilet - 1	5'-8" X 12'-10"
Bedroom - 3	15'-7" X 15'-10"
Dressing	4'-6" X 7'-10"
Toilet - 3	9'-11" X 7'-10"
Balcony - 1	5'-11" X 14'-3"
Balcony - 2	19'-1" X 5'-2"
Balcony - 3	13'-7" X 9'-4"
Lift	5'-5" X 5'-5"



Villa 1 & 6

SECOND FLOOR PLAN

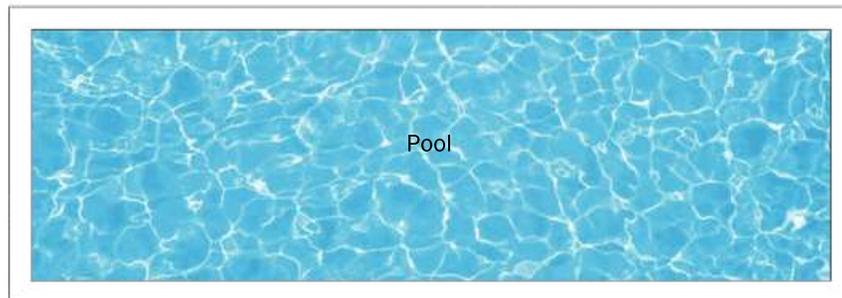
Bedroom - 4	15'-7" X 15'-10"
Toilet - 4	14'-10" X 7'-10"
Terrace Lounge	23'-2" X 15'-8"
Open Terrace	18'-4" X 21'-4" 12'-10" X 23'-3"
Lift	5'-5" X 5'-5"



Villa 2, 3, 4 & 5

GROUND FLOOR PLAN

Entrance	4'-7" X 5'-11"
Living / Dining	27'-4" X 11'-7" 21'-10" X 10'-0"
Powder room	4'-6" X 5'-0"
Kitchen	11'-8" X 9'-4"
Deck	28'-10" X 5'-9"
Pool	28'-10" X 9'-0"
Lift	5'-5" X 5'-5"





Villa 2, 3, 4 & 5

FIRST FLOOR PLAN

Foyer	15'-0" X 6'-2"
Bedroom - 1	12'-4" X 15'-1" 6'-0" X 4'-11"
Toilet - 1	6'-5" X 9'-5"
Bedroom - 2	11'-8" X 17'-7"
Toilet - 2	11'-8" X 7'-2"
Balcony - 1	20'-8" X 5'-11"
Balcony - 2	12'-0" X 8'-3"
Lift	5'-5" X 5'-5"



Villa 2, 3, 4 & 5

SECOND FLOOR PLAN

Foyer	15'-0" X 6'-2"
Bedroom - 3	11'-8" X 17'-7"
Toilet - 3	11'-8" X 7'-2"
Open Terrace - 1	18'-9" X 18'-8"
Open Terrace - 2	12'-5" X 5'-6"
Lift	5'-5" X 5'-5"



Villa 4 (3 BHK)

Living Room View01



Villa 4 (3 BHK)

Living Room View 02



Villa 4 (3 BHK)

Kitchen

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Villa 6 (4 BHK)

Living Room View 01



Villa 6 (4 BHK)

Living Room View 02



Villa 6 (4 BHK)

Living Room View 03



Villa 6 (4 BHK)

Kitchen

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Villa 6 (4 BHK)

Master Bedroom

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Villa 6 (4 BHK)

Master Bedroom Bathroom

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Villa 6 (4 BHK)

Terrace Lounge

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Villa 6 (4 BHK)

Terrace Bedroom

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Villa 6 (4 BHK)

Terrace Bedroom Bathroom

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Terrace view

LOCATION ADVANTAGE

Live by the paddy fields away from the traffic

Located in the most central part of North Goa's village Sangolda, Saligao Bardez North Goa, this new Project offers all of the amenities one might need for a Holiday home as well as permanent residence. It is the best possible address because it is so close to prominent beaches, Villages, restaurants, hotels, hospitals, convenience stores, Casinos, Fashion stores, Salons, Spas, International airports and much more.

KEY CONNECTIVITY'S FROM THE PROJECT:

Restaurants and Hotels

Izumi, Assagao -7 km Bawri,
Assagao -7 Km Mojigao, Assagao-
7.5 Km Hosa ,Siolim -11 Km
Thalassa, Siolim -11.5 Km Hilltop,
Vagator -10 Km W , Vagator -10.5
Km Titli , Vagator -10 Km Westin ,
Vagator - 10 Km JW Marriot
,Vagator - 10 Km Yazu ,Candolim-
8.5 Km Taj holiday village
,Candolim-10 Km Tataki , Panjim
-10 Km Pings bai hoi, Sangolda
-1.5 Km Cream choc, Sangolda -3
Km Copperleaf, Sangolda- 3 Km
Kismoor, Sangolda -2 Km

Beaches / villages/ cities

Candolim- 7.5 Km
Calangute-7 Km
Anjuna- 10 Km
Vagator- 11 Km
Baga - 8 Km
Morjim - 18 Km
Miramar-14 Km

Assagao - 6.5
km Parra - 3.5
km Saligao - .5
km
Panjim - 10 km
Porvorim - 3 km
Mapusa - 5 km

Schools and Hospitals

Ardee School -2.5Km
Sharda Mandir School-14 Km

RG Hospital-5.5 Km
Dr Antonio Pinto Rosario Clinic -2.5 Km
Chodankar Hospital-4.5 Km

Airports

MopaInternational Airport – 24 Km
Dabolim International Airport - 34 Km

Convenience stores

Delfinos -5 Km
Mall De Goa (Biggest Mall in Goa)-5 Km
AJ Supermarket - 2 Km
Mapusa Market -5 Km

Casinos

DeltinRoyale-11 Km
Big Daddy Casino-11Km
Casino Pride -11 Km

Salon and fashion stores

Snip- 3.5Km
Bina Punjani -3.5 Km
New Look-4 Km

Como Collective-3 Km
Paper Boat -2 Km
Elevation X -1.5 km

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LOCATION MAP

(not to scale)



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PROJECT SPECIFICATIONS



Structure

High plinth-levels with damp-proofing below the ground-floor
Waterproofing for terraces/sun-decks
Water-proof sheeting over reinforced concrete sloping roofs
Internal walls in fly ash bricks / heat insulated and water-proof blocks
External walls in heat insulated and waterproof blocks
Quake resistant RCC framed structure



Exterior

Landscaped garden
Private pool and deck
Paved driveway
Brass ironmongery
Ambient and mood lighting



Kitchen

Premium Light fixtures and fittings provided
Modular kitchen
Corian | Granite counter top
Stainless steel sink
Hob and chimney
Ceramic tiles on kitchen wall and back splash tiles



Electrical

Hydropneumatic system
Intercom to main gate
Built-in cabling for satellite TV
High quality covered wiring modular switch
Provision for 100% power backup
High quality wiring
Premium Branded Modular switches



Bedroom / Dining

Premium Light fixtures and fittings provided
Gypsum plaster
German UPVC / aluminium windows
Terrazzo tiles / marble



Bathroom

Light fixtures and fittings provided
Glass partitions in bathrooms
Segregated wet / dry area in bathrooms
Health faucets and looking mirror
Electrical water heater
Premium branded fixtures and fittings



Staircase

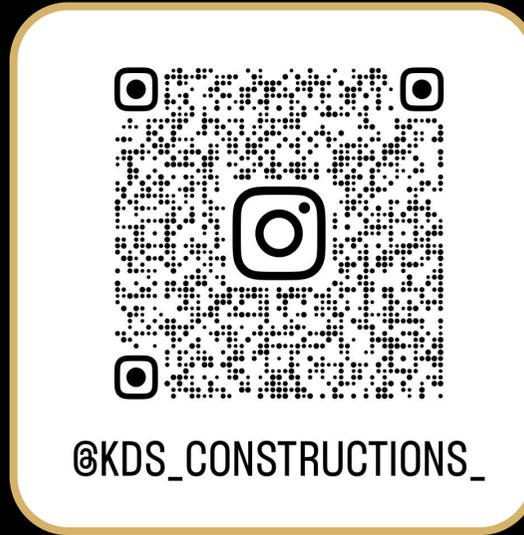
Light fixtures and fittings provided
Hand painted tiles
Marble/ wooden treads



Amenities

Entrance gate with security cabin
Well lit up common areas
Landscaped gardens
CCTV security system
Maintenance agency
Wi - fi Internet
100% generator power backup for independent villas along with common areas
Lift
Air conditioners

FOR BOOKINGS / ENQUIRIES PLEASE
CONTACT



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